

**FALLBROOK COMMUNITY PLANNING GROUP
and
FALLBROOK DESIGN REVIEW BOARD**

Regular Meeting

Monday 20 June 2011, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

MINUTES

Meeting called to order at 7:00 PM by Jack Wood, who led the assembly in the Pledge of Allegiance.

13 members were present: Anne Burdick, Jean Dooley, Tom Harrington, Ron Miller, Michele Bain, Donna Gebhart, Jack Wood, Roy Moosa, Harry Christiansen, Ike Perez, Eileen Delaney, Jackie Heyneman and Steve Smith. Chuck Sanacore and Jim Russell were excused.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item.

Mr. Jim Owing suggested that the Planning Group develop an avenue to address issues that come up outside of typical County review projects. One example was the concrete plant and crushing operation being set up at the southwest corner of the SR-76 and I-5. Mr. Owing had concerns that EIR studies had not been done for the operation.

Mr. Wood responded that there were County Code enforcement staff assigned to the Fallbrook Sheriff Station and Mr. Owing might consider contacting them with concerns on the project.

Ms. Burdick reported that the re-striping and new signal timing was going to be completed this week for the Ammunition and Mission Road intersection. She explained how this was a first phase of improvements that are being coordinated between Federal, State and County staff to improve the traffic flow for the Base personnel.

2. Approval of the minutes for the meetings of 16 May 2011. Voting item.

Ms. Dooly motioned to approve the minutes. The motion passed with Ms. Delaney abstaining.

3. P87-021W1/RP87-001W1 Request for a Major Use Permit Modification for Rosemary's Quarry located at 5606 Pala Road (Hey76). Owner Granite Construction, Inc. 760-731-0694. Contact person Dennie Fransway 619-284-0115, dennis@enviromineinc.com. County planner Jim Bennett, 858-694-3820, Jim.Bennett@sdcounty.ca.gov. **Public Facilities Committee.** Community input. Voting item (5/11)

Requested changes: Section 1 of the project description, Section 2 of the Project Description, A.12 Height of fencing, B.11 Overburden, C.15 & C.19 Noise limits for specific pieces of equipment, D.2 Hours of operation, D.3, D.39 & D.50 Frequency of noise testing, D.25 How mining is to proceed, D.28 Use of Permeon to stain the exposed rock, D.35 Monthly rock fall potential inspections, D.46 Inspection of vegetation east of the site, D.50 Monitoring of dust, noise and vibrations, Changes to the Plot Plan.

Mr. Wood introduced the topic and Mr. Gary Nolan of Granite Construction stated that the overall point of the modification was to clarify the requirements of the Use Permit. Different sections of the permit had conflicting requirements. Point by point Mr. Nolan went through the different issues.

The Project Description needed to be modified to encompass access roads that had been in place prior to the beginning of the project. To compensate for the additional area a portion of the production area was being excluded.

The Project Description was being modified to allow the appropriate equipment to work the project. An example that was presented is watering of the roads within the project was required but a water truck was not included in the approved equipment.

A perimeter fence was required to be both 6 foot and 10 foot in height. The modification was also attempting to dictate new reporting schedules for the number of reports required by the use permit.

The times of approved operation was also being requested to be modified. Granite was requesting the regular hours of operation to extend to 10:00 PM and the requirement of emergency project status to run the asphalt plant at night be lifted. The public present and members of the Planning Group expressed a great deal of concern about this proposal. The increased traffic during the afternoon commute time and the possibility of uncontrolled late night projects were of major concern.

After lengthy discussion Ms. Burdick motioned to continue the request until all the reports that the County had requested could be reviewed and until the County completes the Scoping Review Meeting with the owner/applicant and issues its conclusions and recommendations. Mr. Harrington suggested that if the items listed in the agenda were under negotiation between Granite and the County perhaps the Group should wade in and comment on the issues presented. For instance while the Plot Plan and Project Description changes seemed reasonable, the hours of operation modifications were of major concern.

Mr. Wood called for a vote on the motion and it passed with Mr. Harrington and Ms. Delaney voting against it.

4. Pala Gateway Project. Request by Robert Smith, 760-742-3784, Chairman of the Pala Band of Luiseno Indians to the Bureau of Indian Affairs (BIA) to take 90.53 acres of land located east of I-15 and south of SR76, (APN's [125-100-10](#), [125-063-02](#), [125-063-00](#)), assessable via Pankey Road, into trust on behalf of the tribe on which the tribe proposes to develop a mix of uses on approximately 25 acres, including a cultural center, cultural village complex, trail and associated facilities. County planner Teresa Brownyard, 619-685-2287, Teresa.Brownyard@sdcounty.ca.gov. Land Use Committee. Community input. Voting item.

Mr. Wood presented the request to incorporate the 90 acres at the southeast corner of I-15 and SR-76 into the Pala Trust.

Mr. Kilma Lattin of the Pala Tribal Counsel further detailed the proposal to construct a Cultural center on the site and preserve the heritage of the site for the tribe. Several Group members had difficulty understanding why the proposed project required incorporation of the property into the tribal lands. Mr. Lattin was unable to explain the need for this action. Several members of the Group stated concerns with such a centrally located property being removed from County jurisdiction and development control.

After extensive discussion Mr. Moosa made the following motion.

The Fallbrook Community Planning Group has no objections to the proposed Pala Gateway Project to build a 4,000 square foot cultural center, parking lot, interpretive trail, village complex with meeting hall, traditional dance and field areas, and associated facilities including water delivery and a waste water treatment/disposal plant.

However, the Land Use Committee concurs with the County of San Diego Land Use and Environmental Group and is adamantly against the proposal to transfer the land for this project to the Trust for the Pala Indians.

The transfer is not relevant or essential for the completion of this project.

This action will be detrimental to the residents of Fallbrook by removing the property from the jurisdiction of the Fallbrook Community Plan.

This action will be detrimental to the residents of San Diego County by removing the property from the jurisdiction of the San Diego County General Plan.

This action will be detrimental both to the residents of Fallbrook and San Diego County by eliminating the much needed tax revenue, which would normally be derived from the property.

The Land Use Committee is also very concerned that if this property is transferred and becomes part of a sovereign nation, issues brought up by the county affecting the San Luis Rey River Floodplain, zoning, traffic and circulation, the taking of public land in the form of easements, biological issues, and potable groundwater may no longer be addressable since the county will lose its jurisdiction.

Because of these major issues, the Land Use Committee unanimously recommends denial of the request to transfer the parcels for the Pala Gateway Project into the trust on behalf of the tribe.

The land for the Pala Gateway Project is already owned by the Pala Band of Indians and the project as presented can be achieved without transferring the land into the Pala Indian Trust. To pursue this project within the jurisdiction of the Fallbrook Community Plan and the San Diego County General Plan will insure that the completed project will not only be a tribute to the Pala Indian Cultural Heritage but will also be a tribute to the fact that the Pala Indian Tribe and the people of San Diego through their respective agencies worked together for its successful completion.

The motion was passed unanimously.

- 5 Request for Waiver of B Designator requirement for a site plan for signage. Location: Fallbrook FROYO Frozen Yogurt, 127 E. Mission Rd. Contact: Samuel Durick, fallbrookfroyo@gmail.com . County Planner, Debra Frischer, Debra.Frischer@sdcounty.ca.gov. **Design Review Committee.** Community Input. Voting Item.

The Applicant presented the request along with illustrations of the proposed signage. After limited discussion Ms. Delaney motioned to approve the waiver as presented and the motion passed unanimously.

6. Community Improvement Projects –Reconsideration of 2011 CIP List and a preliminary discussion on current Priorities for Projects (in view of the recommendations currently under consideration for Ammunition Road and East Mission Road). **Circulation Committee.** Community Input. Voting Item.

Ms. Burdick reported that while the Group had expressed concerns that the CIP list reviewed last month had several projects removed from the published list, but County staff had responded that no projects had been removed, but rather listed in the “background” since there was no funding for them nor any plans to move ahead on them in the near future. The County would welcome priority comments from the Planning Group on list and Ms. Burdick presented the priorities developed by the Circulation Committee. The Committee focused on the central importance of improving the flow of traffic on East Mission at the I-15.

After limited discussion, Ms. Burdick motioned to recommend the following priorities.

Road Improvements

- A. East Mission should be widened to five lanes from Yucca to the I-15, two lanes in each direction plus a center turn lane. This includes the reworking of the intersections at Yucca/Live Oak Park/East Mission Roads, Ranger Road/East Mission and Old 395/East Mission/I-15.**
- B. The Fallbrook Street extension should be completed.**
- C. The Peppertree Lane extension should be completed.**

Intersection Improvements

- A. East Mission/Yucca(Live Oak Park Road) – (included in the Road Improvement recommendations, but remains a top priority for intersection improvements)**
- B. Stage Coach/ Reche -five-lane Intersection.**
- C. East Mission/ Stagecoach - five-lane intersection.**

Also, the 3.29 mile widening of Stage Coach Lane should be removed from the current CIP list (intersection improvements should be completed before road widening).

And Ammunition Road was considered as a Planning Group priority, but the general feeling was that this should be postponed until the results of the current improvements to the traffic flow on Ammunition Road can be evaluated.

It was also requested that all of the improvements include development of the Fallbrook master trails plan.

The motion passed unanimously.

- 7. Letter of Support for the County of San Diego's Application to the Safe Routes to School Grant Program requesting funding for the following list of sidewalks approved at the May 16, 2011, Planning Group meeting. Community Input. Voting Item.

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Side</u>
Aviation	west of Wisconsin	Alturas	North
Alturas	Aviation	Ammunition	both sides
Ammunition	Alturas	300 feet east	north side
Ammunition	Alturas	Mission	south side missing segments
Ammunition	Alturas	approximately 150 feet west on the north side	

Ms Burdick presented the request for the Planning Group to support the County's Safe Route to Schools application. The following letter was presented as a proposed response.

June 20, 2011

**Ms. Laurie Berman, Director
Caltrans District 11
4050 Taylor Street
San Diego, CA 92110**

Subject: County of San Diego Safe Routes To School (SRTS) Application

Dear Ms. Berman:

Fallbrook is a rural community located approximately 45 miles north of the City of San Diego which borders Riverside County and Marine Corps Base Camp Pendleton.

Base traffic uses many streets in Fallbrook which are also used by students for walking to school and/or for school bus stops. Many of these streets do not have sidewalks which requires students to walk in the roadway. Safety concerns are cited as one of the primary reasons many parents are reluctant to allow their children to walk to school, which means they drive their children to school, making it even less safe for others to walk and bike.

Congestion entering and leaving the Base has long been a concern to Fallbrook residents and Base personnel. Many meetings have been held among Base, federal, state, law enforcement, County, and Planning Group representatives to work on the problem.

We are excited about the opportunities SRTS funding provides to improve student safety and on May 16, 2011, we voted to request that the County of San Diego submit an SRTS grant application to construct the following sidewalks:

Street	From	To	Side
Aviation	west of Wisconsin	Alturas	north
Alturas	Aviation	Ammunition	both sides
Ammunition	Alturas	approximately 300 feet east	north side
Ammunition	Alturas	approximately 150 feet west	north side
Ammunition	Alturas	Mission- missing segments	south side

Safe Routes to School funding provides an opportunity for students to be physically active and safe, and promotes healthy behaviors that reduce obesity and asthma. We look forward to being part of this opportunity that encourages the whole community to create a healthier neighborhood.

If there is any additional information we can provide to support this application, please do not hesitate to contact me.

Sincerely,

Jim Russell, Chair

Ms. Delaney motioned to approve the letter and the motion passed unanimously.

The meeting was adjourned at 8:55 pm.
Tom Harrington, secretary.